

PLANNING BOARD MINUTES

July 8, 2009

Board members present:

Art Weber, Chairman Ron Wolanski, Town Planner

Jan Eckhart

Audrey Rearick

Richard Adams

Betty Jane Owen

Gladys Lavine

Frank Forgue

The meeting was called to order at 6:30 pm.

Minutes:

Motion by Ms. Rearick, seconded by Ms. Owen, to approve the minutes of the June 10, 2009 regular Planning Board meeting, the special meeting of June 25, 2009. Vote: 7-0-0.

Old Business

1. Request of the Town Council for Planning Board review and recommendation on latest draft proposed Zoning Ordinance amendments relating to wind energy conversion facilities and proposed revisions.

Mr. Weber stated that a special Planning Board meeting is scheduled for July 9th at 3pm to continue discussion of this matter with the

Town Solicitor.

By consensus the matter was continued to the August 12, regular Planning Board meeting.

2. Review of draft proposed Zoning Ordinance amendment creating a mixed-use/limited business overlay zoning district.

Mr. Weber stated that the Board has reviewed options for addressing the desire of Mr. Shers and Mr. Clausen to facilitate transfer of land to the Town for a possible road connection from Bristol Rd. to Valley Rd. across property they own fronting on Valley Rd. It appears that there are limited options for a zoning solution.

Mr. Wolanski stated that the Town Solicitor's office has been asked to review options for using incentive zoning.

By consensus this matter was continued to the August 12, 2009 Planning Board meeting.

3. Request of the Town Council for Planning Board review and recommendation of draft proposed Zoning Ordinance amendments, Sections 600 & 703, regarding requirements for installation of tents

Mr. Wolanski stated that there was no quorum at the special Planning Board meeting that was scheduled for July 1st to discuss possible revisions to the proposed ordinance amendment.

There was discussion of possible revisions, including establishing a size threshold for requiring a special use permit, allow extension of 30-day permits for up to nine months, and referencing the state statute in relation to the tent size that triggers the permit requirement.

Mr. Wolanski was asked to provide a revised draft for the August Planning Board meeting.

By consensus this matter was continued to the August 12, 2009 Planning Board meeting..

4. Update - Comprehensive Community Plan 5-year update

Mr. Weber stated that the Comprehensive Plan Update committee continues its work to review and update the plan. The meeting of the committee is scheduled for June 18th, 5pm.

New Business

5. J. Brian O'Neill (Hopelands), Proposed 2-lot minor subdivision, 165 Indian Ave., AP 130, Lot 58. Request for combined preliminary and final approval.

Attorney Vernon Gorton represented the applicant.

Mr. Weber stated that he and other board members have individually viewed the property. There appear to be no concerns regarding the proposed subdivision.

Mr. Forgue stated that he also viewed the property and has no concerns.

Mr. Wolanski confirmed that the application is complete and that there are no remaining concerns.

Motion by Mr. Eckhart, seconded by Ms. Owen, to grant combined preliminary and final plan approval. Vote: 7-0-0.

6. Discuss proposed amendment to the subdivision and land development regulations regarding sidewalk construction requirements.

Mr. Wolanski stated that former Town Councilwoman Karen Rourke has ask that the Board consider review the subdivision regulations to ensure that planting strips are required between the curb and

sidewalks for new roads. After reviewing the regulations it appears that the standard road detail includes a planting strip, but there is no other reference in the text of the regulations.

After discussion, the consensus of the board was that no change to the regulations is necessary, since the board has the ability to require the planting strips based on the standard road detail contained in the regulations.

Motion by Mr. Eckhart, seconded by Ms. Owen, to adjourn. Vote: 7-0-0

The meeting adjourned at 6:55pm